

CITY of ST. HELENA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	5,925
Annual Single-Family Units Permitted (1996-98, Avg.):	74
Annual Multi-Family Units Permitted (1996-98, Avg.):	0
Total Annual Residential Units Permitted (1996-98, Avg.):	74

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input checked="" type="checkbox"/> 19. Public Safety Fees	Y
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	at City Council discretion
Affordable Housing Fee Waiver	at City Council discretion
Senior Housing Fee Reduction	at City Council discretion
Senior Housing Fee Waiver	at City Council discretion
Fee Types Reduced or Waived:	allows dif. payment plans for var. fees per demonstrated developer need

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-Ordinance No. 97-4 & City Council Findings (1997) - public safety, civic improvement, water, sewer, storm drain, traffic, and others

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No - Growth Mgmt Ordinance that limits annual permits

ii. Expected Location of Model in this Jurisdiction:

Southeast St. Helena
south of Pope Street @ east of Highway 29

iii. Expected Environmental Assessment Determination:

Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding; credits provided to developer for off-site improvements
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure & undergrounding
-Common Amenities / Open Space:	-land dedic'n, pathways along streams; credits provided for open space dedic'n
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, traffic, noise, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Unit	251,722
Total Valuation per 25 Unit Subdivision Model	6,293,050

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	per hour (8 hrs @ 119/hr + 16 hrs @ 85/hr - estimated) ¹		2,312
Zone Change Application Fee	included in hourly fee above		-
Planned Unit Development Fee	included in hourly fee above		-
Use Permit	1 hr @ \$123/hr		123
Preliminary Map Fee	flat		200
Tentative Map Fee	included in hourly fee above		-
Final Map Fee	100 flat + 22/unit		650
Design Review Permit / Fee	included in hourly fee above		-
Certificate of Compliance	included in hourly fee above		-
Development Agreement Fee	included in hourly fee above		-
EIR contracted through city	typical estimated cost		15,000
Environmental Assessment / EIR Fee	per hour (16 hrs @ 119/hr + 24 hrs @ 85/hr - estimated) ¹		3,944
Subtotal Planning Fees			22,229

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Map Filing Fee	flat		32
County Mapping Service Fee	flat		415
Building Permit Fee	schedule based on val'n	1171.50	29,288
Building Plan Check Fee	65% of Bldg Permit		19,037
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	25.17	629
Improvements Inspection Fee	4% of val'n		20,000
Electrical Permit Fee	flat 20 + 1.75 / 100 sf	70.75	1,769
Plumbing Permit Fee	flat 20 + per fixture	95	2,375
Mechanical Permit Fee	flat 20 + 1.75 / 100 sf	70.75	1,769
Improvement and Grading Plan Review	hourly @ 123/hr	10 hours	1,230
Grading Permit Fee	flat		235
Subtotal Plan Check, Permit & Inspection Fees			76,779

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.65 / sf	4,125	103,125
State Board of Equalization Sewer Fee	350 flat up to 5 acres		350
City - Local Traffic Impact Fee	.41 / sf	1025 (@ 2500 sf)	25,625
City - Sewer Annexation Fee	100 flat + .50 / acre		103
City - Water Meter Fee	flat per unit	163	4,075
City - Water Impact Fee	2.94 / sf	7350 (@ 2500 sf)	183,750
City - So. St. Helena Storm Drainage Impact Fee	.71 / sf	2663 (@ 3750 sf impenetrable areas) ²	66,563
City - Sanitary Sewer Impact Fee	2.58 / sf	6450 (@ 2500 sf)	161,250
City - Civic Improvement Fee	2.02 / sf	5050 (@ 2500 sf)	126,250
City - Public Safety Fee	1.44 / sf	4176 (@ 2900 sf) ³	104,400
City - Ultra Low-Flow Toilet Retrofit Fee	5 units @ 3 toilets/unit	(15 @ 375 estimate / toilet = 5625 ea) ⁴	140,625
City - Parks and Recreation Fee	flat per unit	120	3,000
Subtotal Infrastructure, Impact & District Fees			919,116

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	1,018,124
Total Fees per Unit (total from above / 25 units)	40,725

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Southeast St. Helena south of Pope Street @ east of Highway 29
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructure standards
	-deferral agreement for future improvements
-Typical Reporting	-conditional upon site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Model	251,722

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
Application and Design Review	per hour (4 hrs @ 119/hr + 8 hrs @ 85/hr - estimated)		1,156
Preliminary Map Fee	flat		200
Use Permit	1 hr @ 123/hr		123
Subtotal Planning Fees			1,479

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Map Filing Fee	flat		32
County Mapping Service Fee	flat		415
Building Permit Fee	schedule based on val'n	1171.50	1,172
Building Plan Check Fee	65% of Bldg Permit		761
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	25.17	25
Electrical Permit Fee	flat 20 + 1.75 / 100 sf	70.75	71
Plumbing Permit Fee	flat 20 + per fixture	95	95
Mechanical Permit Fee	flat 20 + 1.75 / 100 sf	70.75	71
Improvement and Grading Plan Review	hourly @ 123/hr	1 hours	123
Grading Permit Fee	flat		235
Subtotal Plan Check, Permit & Inspection Fees			3,000

viii. Infrastructure, Impact & District Fees

	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.65 / sf	4,125	4,125
City - Local Traffic Impact Fee	.41 / sf	1025 (@ 2500 sf)	1,025
City - Water Meter Fee	flat per unit	150	150
City - Water Impact Fee	2.94 / sf	7350 (@ 2500 sf)	7,350
City - So. St. Helena Storm Drainage Impact Fee	.71 / sf	2663 (@ 3750 sf impenetrable areas) ²	2,663
City - Sanitary Sewer Impact Fee	2.58 / sf	6450 (@ 2500 sf)	6,450
City - Civic Improvement Fee	2.02 / sf	5050 (@ 2500 sf)	5,050
City - Public Safety Fee	1.44 / sf	4176 (@ 2900 sf) ³	4,176
City - Ultra Low-Flow Toilet Retrofit Fee	5 units @ 3 toilets/unit	(15 @ 375 estimate / toilet = 5625 ea) ⁴	5,625
City - Parks and Recreation Fee	flat per unit	120	120
Subtotal Infrastructure, Impact & District Fees			36,734

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	41,213
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D. 45 UNIT MULTI-FAMILY MODEL**i. Project Typical for Jurisdiction?**

No - Growth Mgmt Ordinance that limits annual permits

ii. Expected Location of Model in this Jurisdiction:Southeast Central St. Helena
Pope Street @ Allison Street**iii. Expected Environmental Assessment Determination:**

Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding; credits provided to developer for off-site improvements
-Internal Site Improvements:	-no dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure & undergrounding
-Common Amenities / Open Space:	-discretionary negotiation with developer; typical req'ts = tot lot, community building, recreation facilities, play field, and passive open space
-Project Management Requirements:	-Conditions of Approval; on-site manager
-Typical Reporting:	-soils, seismic, traffic, noise, archaeological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	101,120
Total Valuation per 45 Unit Multi-Family Development Model	4,550,400

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	per hour (8 hrs @ 119/hr + 16 hrs @ 85/hr - estimated) ¹		2,315
Zone Change Application Fee	included in hourly fee above		-
Planned Unit Development Fee	included in hourly fee above		-
Use Permit	1 hr @ 123/hr		123
Preliminary Map Fee	flat		200
Design Review Permit / Fee	included in hourly fee above		-
Certificate of Compliance	included in hourly fee above		-
Development Agreement Fee	included in hourly fee above		-
EIR contracted through city	typical estimated cost		15,000
Environmental Assessment / EIR Fee	per hour (16 hrs @ 119/hr + 24 hrs @ 85/hr - estimated)		3,944
Subtotal Planning Fees			21,582

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Map Filing Fee	flat		32
County Mapping Service Fee	flat		415
Building Permit Fee	schedule based on val'n	236.48	10,642
Building Plan Check Fee	65% of Bldg Permit		6,917
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	10.11	455
Improvements Inspection Fee	4% of val'n		20,000
Electrical Permit Fee	flat 20 + 1.75 / 100 sf	41	1,845
Plumbing Permit Fee	flat 20 + per fixture	75	3,375
Mechanical Permit Fee	flat 20 + 1.75 / 100 sf	41	1,845
Improvement and Grading Plan Review	hourly @ 117/hr	5 hours	585
Grading Permit Fee	flat		235
Subtotal Plan Check, Permit & Inspection Fees			46,346

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.65 / sf	1,650	74,250
State Board of Equalization Sewer Fee	350 flat up to 5 acres		350
City - Sewer Annexation Fee	100 flat + .50 / acre		102
City - Water Meter Fee	flat per unit	163	7,335
City - Local Traffic Impact Fee	.41 / sf	410 (@ 1000 sf)	18,450
City - Water Impact Fee	2.94 / sf	2940 (@ 1000 sf)	132,300
City - So. St. Helena Storm Drainage Impact Fee	.71 / sf	1278 (@ 1800 sf impenetrable areas) ²	57,510
City - Sanitary Sewer Impact Fee	2.58 / sf	2580 (@ 1000 sf)	116,100
City - Civic Improvement Fee	2.02 / sf	2020 (@ 1000 sf)	90,900
City - Public Safety Fee	1.44 / sf	1728 (@ 1200 sf) ³	77,760
City - Ultra Low-Flow Toilet Retrofit Fee	3.5 units @ 1 toilet/unit	(3.5 @ 375 estimate / toilet = 4594 ea) ⁵	206,730
City - Parks and Recreation Fee	flat per unit	75	3,375
Subtotal Infrastructure, Impact & District Fees			785,162

ix. Totals

Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)	853,090
Total Fees per Unit (total from above / 45 units)	18,958

Notes: ¹Planning Dept fees are based on a flat deposit subtracted from eventual staff time and materials costs. Fees here are based on estimated hourly staff inputs for the Planning Director @ \$110 per hour and an Assistant Planner @ \$75 per hour.

²South St. Helena Storm Drainage Fees are based on \$.71 per sq. ft. for all impenetrable drainage areas, including: buildings, driveways, parking lots, sidewalks, walkways, patios, decks, and any other similar structures.

³Public Safety Fees are based on total building square footage, including the garage, rather than just the livable area.

⁴Each developer of a new single-family residence (connected to the city water system) is required to retrofit 5 existing homes on the St. Helena Water System with new ultra-low flow toilets. The costs of these are estimated here at \$375 each based on installation time and materials. We are assuming each existing home has 2.5 baths with a total of 3 toilets per unit.

⁵Each developer of a new multi-family residence (connected to the city water system) is required to retrofit 3.5 existing homes on the St. Helena Water System with new ultra-low flow toilets. The costs of these are estimated here at \$375 each based on installation time and materials. We are assuming each apartment has 1 bath with a total of 1 toilet per unit.